

This instrument was prepared by:  
(Name) Roy L. Martin  
(Address) 329 Business Circle, Suite A  
Pelham, Al. 35124

Send Tax Notice to:  
(Name) Donald Ray Bailey  
(Address) 2298 Old Rocky Ridge Rd.  
Birmingham, Al. 35216

**WARRANTY DEED**

**STATE OF ALABAMA**

Shelby

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Thirty five thousand dollars and no/100-----  
(\$35,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Roy L. Martin and Jack A. McGuire, both being married men  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Donald Ray Bailey, a married man  
(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to wit:

Lot 5 according to a Resurvey of Lot 1  
Yeager Commercial Park North as recorded  
in Map Book 24, Page 08, in the Office of  
the Judge of Probate, Shelby County, Alabama;  
being situated in Shelby County, Alabama.

This property does not constitute a homestead  
for the grantors.

The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.

Inst. # 1998-40244

10/15/1998-40244  
08:24 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 CRH 9.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 7th  
day of August, 1998

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

**STATE OF ALABAMA**

Shelby

**County**

**General Acknowledgment**

I, Brenda H. Clayton a Notary Public in and for said County,  
in said State, hereby certify that Roy L. Martin and Jack A. McGuire

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this  
day that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date

Given under my hand and official seal, this 7th day of August, 1998

4-27-2001

My Commission Expires:

Brenda H. Clayton  
Notary Public